

Pamela Jobling
15 Mill Farm Drive

Pagham
West Sussex
PO21 3UE

Your Ref: OWPC17913
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
Mr D Easton

16th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

Thank you for your internet representation made on 15th April 2018 which has been recorded as '**an objection**' with the comments as follows:

This application is a departure from the local development plan and therefore this land should not be used for housing.

The scale of the development is too large.

Agricultural land should not be used. This area is of high value because of the soil and the sun. Evidence of this is seen by the proliferation of glass houses and Barfoot's in particular. Once the land has been built on, it can never be reclaimed. Nationally, we should be encouraging food production to reduce imports.

The proximity to Pagham Harbour will have a detrimental effect on the wildlife associated with the harbour. The more land which is taken for development, the further the migratory birds, such as Brent Geese, will travel to feed. There is now evidence of this. No wildlife - eventually no life.

Traffic management has not been specified. At the present time there is no sensible resolution of the A27 (a new road to the north is the only one which makes sense in the long term) and the local roads are completely inadequate.

Drainage problems and water supply have not been satisfactorily addressed. The inhabitants of the area know these problems and the so-called solutions have been put forward by those living far away.

Jobs - where are all the new residents going to work? There will not be sufficient jobs locally so that people can commute on foot or by cycling. They will work in other towns and cities therefore adding to the traffic problems.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most

are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning